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Tender

New Juniper House Laboratory Facility - Modular Construction

Scottish Water

F05: Contract notice - utilities

Notice identifier: 2025/S 000-058043

Procurement identifier (OCID): ocds-h6vhtk-059dfd

Published 19 September 2025, 11:23am

The closing date and time has been changed to:

14 November 2025 - no time specified

See the change notice.

Section I: Contracting entity

I.1) Name and addresses

Scottish Water

The Bridge, 6 Buchanan Gate, Stepps

Glasgow

G33 6FB

Contact

Andrew Mulvay

Email

andrew.mulvay@scottishwater.co.uk

Country

United Kingdom

Region code

UKM - Scotland

Internet address(es)

Main address

https://www.scottishwater.co.uk/

Buyer's address

https://www.scottishwater.co.uk/

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://atamis-scottishwater.my.salesforcesites.com/ProSpend__CS_PublicLandingPage?SearchType=Projects

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://atamis-scottishwater.my.salesforcesites.com/ProSpend__CS_PublicLandingPage?SearchType=Projects

Tenders or requests to participate must be submitted to the above-mentioned address

I.6) Main activity

Water

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Juniper House Laboratory Facility - Modular Construction

Reference number

SW25/INF/1519

II.1.2) Main CPV code

45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Scottish Water is seeking to engage with a Supplier for the New Juniper House Laboratory Facility. The supplier is to provide a full turnkey solution including but not limited to planning, design, build, testing and commissioning of a modular construction which can meet the requirements of ISO 17025.

Further information can be found within section II.2.4) Description of the procurement of this advert.

Full scope information found within the PQQ documentation on the Scottish Water Atamis Portal. Please see link for the portal linked within this advert.

II.1.5) Estimated total value

Value excluding VAT: £80,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71500000 Construction-related services
- 45214000 Construction work for buildings relating to education and research
- 45100000 Site preparation work
- 45210000 Building construction work
- 71210000 Advisory architectural services
- 71220000 Architectural design services
- 71221000 Architectural services for buildings
- 71242000 Project and design preparation, estimation of costs
- 71315000 Building services
- 71320000 Engineering design services
- 71540000 Construction management services
- 71541000 Construction project management services

II.2.3) Place of performance

NUTS codes

UKM - Scotland

Main site or place of performance

Edinburgh

II.2.4) Description of the procurement

Scottish Water is seeking to engage with a Supplier for the New Juniper House Laboratory Facility.

The Supplier must: -

- Provide a turnkey solution including but not limited to planning, design, build, testing and commissioning of a modular construction which can meet the requirements of ISO 17025. To be designed be inhouse or contracted to a specialist appointed by the supplier.
- Be familiar with current Scottish and UK building standards, specifications, and regulations.
- Demonstrate a history of achieving the new environmental standards enabling our goal

to be net of embodied carbon neutral in construction and operation and designed to meet the BREEAM Excellent standard.

- Demonstrate a history of designing and building Laboratories for Sampling, Organics, Micro, Crypto, Metals, General Chemistry, Radio Chemistry, Technical Support, Field Support with supporting welfare and operation and administration Offices.
 o Including: -
- o All rooms and interconnecting spaces BS EN 14175 Biosafety Levels 0, 1, 2 & 3
- o Heating and cooling systems to ensure the air flow is optimised to allow the temperature to be maintained in all weather conditions.
- o Air filtration systems to EN 1822 Grade H0, H3 & H14 Hepa filtered air quality.
- Provide a Design and Construction Embodied Carbon Reporting through the lifespan of the project

Provide a BS 19650 compatible Common Data Environment (CDE) in a shared digital space for the design and construction information.

Demonstrate a history of Cost and programme forecast controls

Demonstrate a history of CDM Regulations 2015 and any amendments, additions or deletions publicised prior to and throughout the duration of the project including undertaking the role of Principal Contractor and Designer. Principal Designer may be delegated to a competent specialist.

The facility is to allow Scottish Water to demonstrate compliance to and meeting our regulators requirements for Scottish Environment Protection Agency (SEPA), Drinking Water Quality Regulator for Scotland (DWQR), Water Industry Commission for Scotland (WICS) and meet and exceed our UKAS accreditation and as such requires the supplier to be familiar with the requirements.

The estimated value of the expenditure for this programme is in the range of £60,000,000 - £80,000,000.

Full scope information and further information can be found within the PQQ documentation located within the Scottish Water Atamis portal. Please see link for the portal linked within this advert.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £80,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 3

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The procurement documents and questionnaires can be accessed by logging in through the Scottish Water Atamis e-sourcing portal - https://atamis-scottishwater.my.salesforce-sites.com/ProSpend_CS_PublicLandingPage?SearchType=Projects and 'Registering Interest' on the New Juniper House Laboratory Facility advert.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.1.4) Objective rules and criteria for participation

List and brief description of rules and criteria

Please see Procurement Documents for further information.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see Procurement Documents for further information.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated procedure with prior call for competition

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

20 October 2025

Local time

12:00pm

Changed to:

Date

14 November 2025

See the <u>change notice</u>.

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

To access this opportunity, please register using the following link:

https://atamis-scottishwater.my.salesforcesites.com/ProSpend CS PublicLandingPage?SearchType=Projects

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Scottish Water

The Bridge, 6 Buchanan Gate, Stepps

Glasgow

G33 6FB

Email

help@scottishwater.co.uk

Country

United Kingdom

Internet address

https://www.scottishwater.co.uk/